



Thirlmere Close

Killingworth

This immaculate detached house boasting an impressive three double bedrooms, is an ideal property for families, offering ample living space in a highly desirable location. The master bedroom comes equipped with an ensuite with large walk-in shower, providing a touch of luxury and convenience. The family bathroom has a rain shower and gorgeous free standing bath tub. With two reception rooms and a large conservatory with multi fuel stove, this house is perfect for those who enjoy entertaining or crave the space for family leisure time. The fully fitted Wren kitchen, the heart of the home, with built in appliances. An inviting space where you can create memorable meals for family and friends. This property has been meticulously maintained and is in pristine condition, ready for its new owners to move in. The property is situated in a sought-after location, with excellent public transport links and nearby schools, making it an ideal setting for a growing family. One of the stand-out features of this property is its south-westerly facing garden. This outdoor space is astro turfed and not overlooked which is perfect for those who enjoy gardening or simply wish to have their own private oasis to relax in. Additional benefits include a single integral garage and block paved driveway providing ample parking, ensuring you will never have to worry about finding a place to park your vehicle.

Offers Over: £300,000

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ENTRANCE DOOR to

HALLWAY staircase to first floor

LOUNGE/DINING: 24'9 x 11'10 (7.55m x 3.61m)

CONSERVATORY: 16'11 x 12'4 (5.16m x 3.75m)

OPEN PLAN KITCHEN: 17'11 x 14'7 (5.45m x 4.45m)

FIRST FLOOR LANDING

BEDROOM TWO: 18'0 x 7'9 (5.49m x 2.36m)

FAMILY BATHROOM/SHOWER ROOM: 15'7 X 6'4 (4.76m x 1.92m)

BEDROOM THREE: 11'5 x 9'6 (3.48m x 2.89m)

MASTER BEDROOM: 18'5 x 10'11 (5.62m x 3.34m)

ENSUITE

GARAGE: 21'2 x 9'4 (6.45m x 2.85m)



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL & WOOD BURNER

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: LARGE DRIVEWAY & SINGLE INTEGRAL GARAGE



MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

ACCESSIBILITY

This property has no accessibility adaptations:

E.g. Ramp access to front door

E.g. Accessible handrail to side door

E.g. Wet room to ground floor

E.g. Lift access to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

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